



City Council Housing Subcommittee

Progress Report on Milpitas Homelessness Response and Affordable Housing Initiatives

September 22, 2020

City of Milpitas

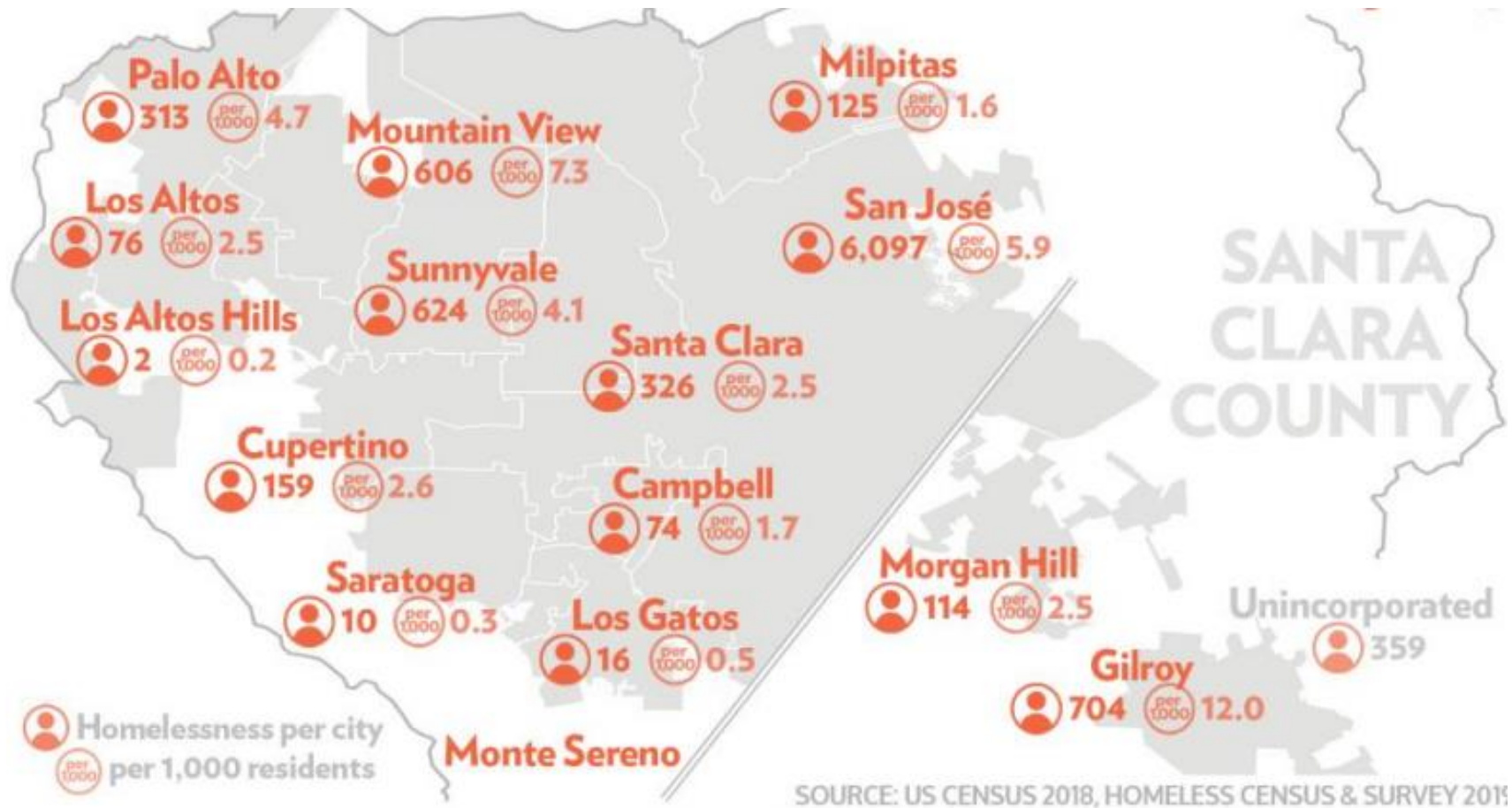
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Progress on Homelessness and Affordable Housing Initiatives

- **Background**
- **Progress Report**
 - Protection
 - Production
 - Preservation
- **Next Steps**
 - Initiatives & Opportunities



2019 Santa Clara County Point-in-Time Homeless Census



Homelessness in Milpitas

- Point-in-Time Homeless Census

- HUD definition of homelessness
- Street count and shelter count

Milpitas Point-in-Time Homeless Count	
2013	95
2015	122
2017	66
2019	125

- 397 MUSD students qualify as “homeless” under McKinney-Vento Act

- Federal McKinney-Vento Homeless Assistance Act has a broad definition of homelessness
- Includes children and youths who are house sharing, living in motels, hotels, trailer parks, or irregular/inadequate nighttime residences



Progress Report

- Protection

- Rent Relief Program
- Rent Review & Just Cause Eviction Protection Urgency Ordinance
- CDBG Funding
- City Collaboration and Outreach
- Education and Workshop for Community

- Production

- 355 Sango Court
- Inclusionary Housing Ordinance No. 297
- Inclusionary Housing Fee Resolution No. 8852

- Preservation

- Sunnyhills Apartments
- LifeMoves Homeless Shelter



Progress on Protection

- **Milpitas Rent Relief Program**
 - Partnership with SV Independent Living Center, MUSD, and others
 - \$600,000 allocated
 - \$250,000 expended
 - 51 families (185 residents) assisted



Progress on Protection

- **Rent Review & Just Cause Eviction Urgency Ordinances**
 - Created safe space for residents to review rent increases with landlords
 - Prohibited landlord retaliation
 - Strengthened notification requirements of rent increases
 - Prohibited source of income discrimination
 - Just cause eviction moratorium through December 31, 2019
 - AB 1482 took effect on January 1, 2020



Progress on Protection

- **CDBG Funding**

- Allocated \$54,656 to the Milpitas Food Pantry serving over 3,000 residents
- Allocated \$131,290 to Project Sentinel for fair housing services, workshops and events serving over 1,000 Milpitas residents
- Allocated \$50,000 to Project Sentinel for “It Takes A Village” rent negotiation program



Progress on Protection

- **Collaboration and Homeless Outreach**

- Client referrals from Code enforcement and Building Inspection to the Housing Team
- In 2017, the Police Department secured a state grant and formed the Homeless Outreach Team which does outreach on an ancillary basis, hands out basic supplies, and helps link unhoused residents with services

- **Education and Workshops**

- Created a COVID-19 resources webpage
- Organized over 24 workshops on fair housing, tenant support resources, and various housing-related programs in partnership with local nonprofit agencies



Progress on Production

- **355 Sango Court**

- 101 affordable units:
 - 40 permanent supportive housing units
 - 31 extremely-low income housing units
 - 30 low income units
- Committed \$150,000 loan for pre-development
- Committed \$299,097 CDBG loan to assist with site acquisition
- Committed \$6.5M loan to help secure construction financing



Progress on Production

- **Inclusionary Housing Ordinance 297**
 - Residential development must build 15% very low, low, or moderate-income restricted housing on-site depending on tenure
 - Over 100 inclusionary affordable units upcoming
- **Inclusionary Housing Fee Resolution 8852**
 - Commercial Impact Fee: \$3 - \$6 per square foot



Progress on Preservation

- **Sunnyhills Apartments**

- Allocated \$250,000 per year for 5 years for tenant-based rental assistance
- Protected 149 households from displacement
- Allocated \$200,000 in CDBG funds to Rebuilding Together for roof replacements at Sunnyhills Apartments

- **LifeMoves Homeless Shelter**

- Allocated \$185,400 for critical repairs on two homeless shelters that support Milpitas residents

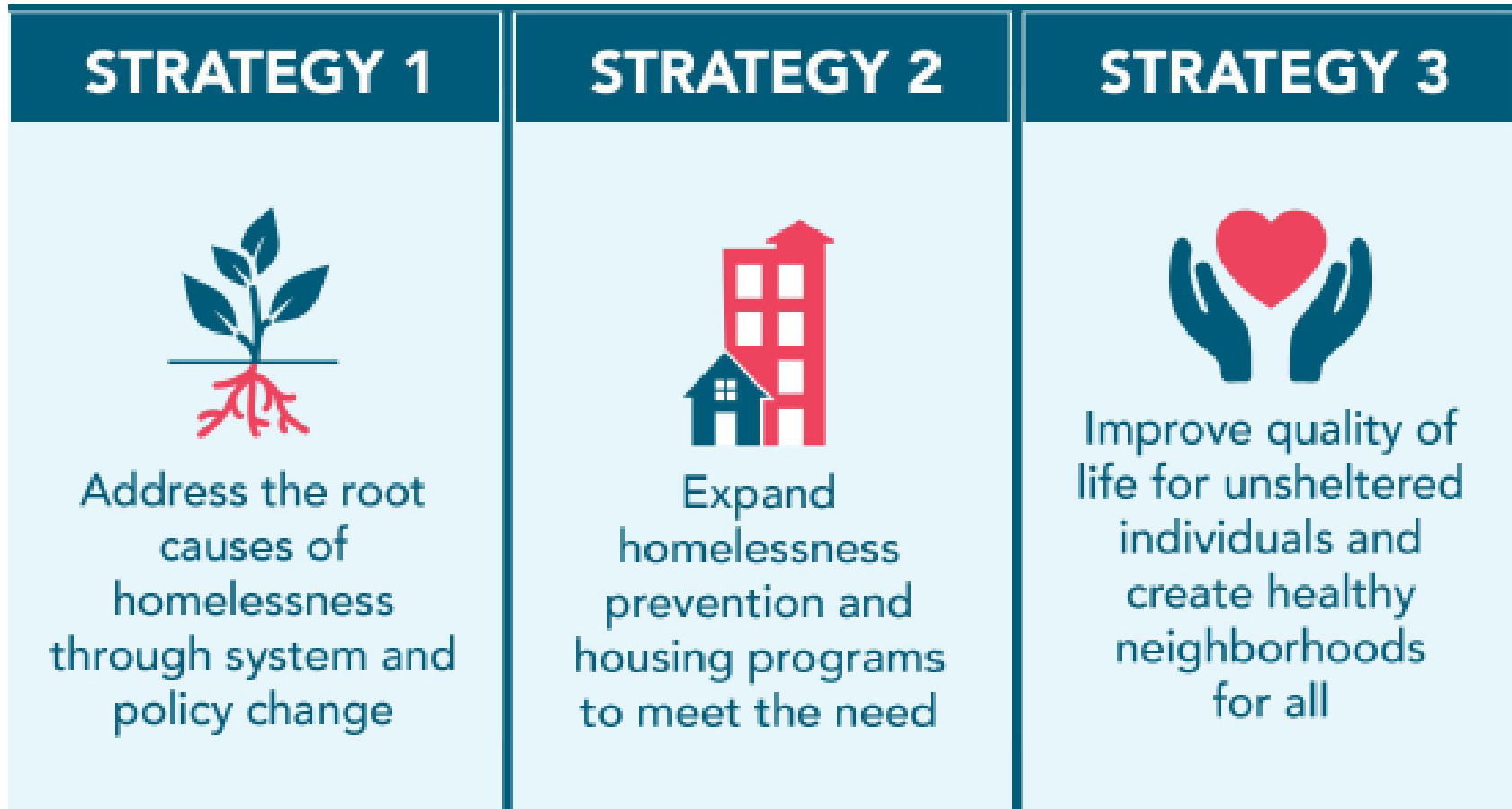


Next Steps – Initiatives and Opportunities

- Homeless Outreach and Case Management Services
- Project Homekey (Extended Stay America Conversion)
- 2020-2025 Community Plan to End Homelessness
- 2020 Santa Clara County Unhoused Task Force



2020-2025 Community Plan to End Homelessness



Santa Clara County Unhoused Task Force

- 30 stakeholders including elected officials from cities
 - Vice Mayor Bob Nuñez
 - Councilmember Karina Dominguez
- Community Plan to End Homelessness Strategy 3 - improve quality of life for unsheltered individuals and create healthy neighborhoods for all
- Immediate, short-term strategies and solutions
- Five meetings from September 9 – October 8, 2020
- One meeting will focus on Milpitas/North County

